

Project Number: 812-017-051

LARRY R. NELSON, P.E.  
President

April 25, 2006

City of Las Vegas  
Planning and Development  
731 S. Fourth Street  
Las Vegas, NV 89101

• STRUCTURAL

• CIVIL

• SURVEY

• PLANNING

**Re: EMERSON - WAIVER OF DEVELOPMENT STANDARDS,  
APN 126 - 13-710-001**

Dear Staff:

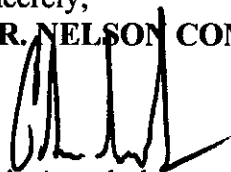
On behalf of our client, Warmington Homes Nevada, we are including this justification letter to provide information about the Waiver Applications being submitted for consideration on the above referenced project.

We are proposing to develop a single family detached subdivision on 10.5+/- acres located on the south side of Farm Road just west of Hualapai Way. The development will consist of 220 units on 35' x 57' lots.

We are requesting a waiver to reduce the side yard setbacks from 3' to 2'-0" for eaves/roofs overhangs due to changes requested by the building department and our architect. This waiver request is for the portion of the eaves that would be within the setback area and our client is fully aware that they would be required to fire rate the eaves that are closer than 3' to the property line. This request is for the entire site. This request would not change the distance from the walls of the building to the property line, it would change the distance to a property line for the eave portion of the buildings only.

We feel that this development is compatible with the surrounding area and would not detrimentally affect the surrounding neighborhood. With this in mind, we respectfully request the approval of these Waivers. If you have any questions or concerns, please contact this office at your earliest convenience.

Sincerely,

**L. R. NELSON CONSULTING ENGINEERS, INC.**Chris Arambula  
Project Planner**NEVADA****L.R. NELSON  
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